

COURTESY
When Recorded Mail To:
GRANTEE
90 SOUTH 400 WEST STE. 330
SALT LAKE CITY UT 84101

Ent 115390 Bk 275 Pg 317
Date: 10-FEB-2009 2:51PM
Fee: \$16.00 Check
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: GARDNER COTTONWOOD CREEK LC

WARRANTY DEED

GARDNER COTTONWOOD CREEK L.C., A UTAH LIMITED LIABILITY COMPANY,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

NORTH SIDE CREEK L.L.C. AKA NORTHSIDE CREEK L.L.C., A UTAH LIMITED LIABILITY
COMPANY,
grantee,

of, 90 SOUTH 400 WEST STE. 330, SALT LAKE CITY, UT 84101 ,
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in
MORGAN County, Utah:

SEE ATTACHED LEGAL DESCRIPTION

AKA NORTH SIDE CREEK SUBDIVISION

Serial Number:

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, 9 day of January, 2009

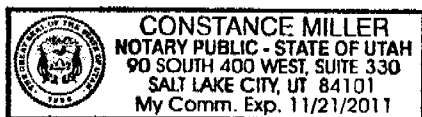
Signed in the presence of:

GARDNER COTTONWOOD CREEK L.C.

By: Rulon C. Gardner
RULON C. GARDNER,
MANAGING MANAGER

State of Utah)
County of SALT LAKE)

On the 23 day of January, 2009, personally appeared before me, RULON C. GARDNER, known to me to be a
Managing Member of the limited liability company that executed the instrument and acknowledged the instrument to
be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of
organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he is
authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.



Constance Miller
Notary Public:

Beginning at a point on the section line, said point being North $0^{\circ}10'19''$ West 16.65 feet from the West Quarter Corner of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, and running;

Thence North $0^{\circ}10'19''$ West 1104.40 feet along the section line;
Thence North $55^{\circ}46'39''$ East 2700.00 feet to the section line;
Thence South $89^{\circ}41'41''$ East 1659.32 feet along the section line;
Thence South $47^{\circ}35'40''$ West 520.37 feet;
Thence South $48^{\circ}58'41''$ West 955.10 feet;
Thence South $47^{\circ}08'47''$ West 1225.38 feet;
Thence South $59^{\circ}15'48''$ West 905.16 feet;
Thence South $62^{\circ}47'20''$ West 697.15 feet;
Thence South $55^{\circ}15'08''$ West 577.92 feet;
Thence South $42^{\circ}29'14''$ West 402.15 feet;
Thence South $41^{\circ}11'59''$ West 156.35 feet;
Thence South $55^{\circ}19'30''$ West 496.68 feet;
Thence North $49^{\circ}19'18''$ West 311.61 feet;
Thence southwesterly 313.46 feet along the arc of a 1033.00 foot radius curve to the right, (center bears North $49^{\circ}17'11''$ West and long chord bears South $55^{\circ}24'17''$ West 312.25 feet, with a central angle of $17^{\circ}23'09''$);
Thence South $64^{\circ}05'52''$ West 14.79 feet;
Thence North $25^{\circ}54'08''$ West 66.00 feet;
Thence North $64^{\circ}05'52''$ East 14.79 feet;
Thence northeasterly 386.77 feet along the arc of a 967.00 foot radius curve to the left, (center bears North $25^{\circ}54'08''$ West and long chord bears North $52^{\circ}38'22''$ East 384.20 feet, with a central angle of $22^{\circ}55'00''$);
Thence North $41^{\circ}10'52''$ East 620.96 feet;
Thence northeasterly 422.49 feet along the arc of a 533.00 foot radius curve to the right, (center bears South $48^{\circ}49'08''$ East and long chord bears North $63^{\circ}59'22''$ East 411.52 feet, with a central angle of $45^{\circ}25'00''$);
Thence North $86^{\circ}35'52''$ East 147.28 feet;
Thence northeasterly 39.45 feet along the arc of a 267.00 foot radius curve to the left, (center bears North $3^{\circ}24'08''$ West and long chord bears North $82^{\circ}21'54''$ East 39.41 feet, with a central angle of $8^{\circ}27'55''$ to the section line and point of beginning.

Contains 5,118,462 square feet, 117.504 acres, 22 lots, 22 Parcels.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDARIES OF
BROWNING ARMS CO. AND THE WOLFFE FAMILY L.L.C. PROPERTIES.

03-005-108-03 00-0072-3612

03-005-108-04-61 00-0074-7973

03-005-108-04 00-0074-3343